

Denton County
Juli Luke
County Clerk

Instrument Number: 197921

ERecordings-RP

MISCELLANEOUS

Recorded On: October 27, 2021 03:06 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 197921
Receipt Number: 20211027000699
Recorded Date/Time: October 27, 2021 03:06 PM
User: Linda N
Station: D1ZP6182

Record and Return To:

Simplifile



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

PROPERTY OWNERS ASSOCIATION 6TH AMENDED MANAGEMENT CERTIFICATE FOR
ASSOCIATION OF CHAUCER ESTATES

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Denton §

1. Name of Subdivision: Chaucer Estates
2. Subdivision Location: Denton County
3. Name of Homeowners Association: Association of Chaucer Estates
4. Recording Data for Association: Chaucer Estates, Phase 1, according to the map or plat thereof filed on January 11, 1993 and recorded in cabinet I, Page 169, Plat Records, Denton County, Texas and Amended Plat of Chaucer Estates, Phase 1, according to the map or plat thereof filed on March 18, 1994 and recorded in Cabinet K, Page 178, Plat Records, Denton County, Texas and Chaucer Estates, Phase 2, according to the map or plat thereof filed on June 30, 1994 and recorded in Cabinet K, Page 257, Plat Records, Denton County, Texas and Amended Record Plat of Chaucer Estates Phase 2, according to the map or plat thereof filed on November 15, 2000 and recorded in Cabinet P Page 304, Plat Records Denton County, Texas and Correction of Plat filed November 15, 2000 and recorded in Volume 4717, Page 385, Real Property Records, Denton County.
5. Recording Data for Declaration: Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on January 11, 1993 and recorded in Volume 3423, Page 178 of the Real Property Records of Denton County, Texas and First Amendment to the Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on January 19, 1994 in Index No. 94-R0005109, Real Property Records, Denton County, Texas and Second Amendment to the Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on March 18, 1994 and recorded in Index No. 94-R0022071, Real Property Records of Denton County, Texas and Third Amendment to the Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on March 18, 1994 and recorded in Index No. 94-R0022070, Real Property Records, Denton County, Texas and Supplemental Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on June 30, 1994 and recorded in Index No. 94-R0051963 and re-filed in Index No. 96-R0050979, Real Property Records, Denton County, Texas and Fourth Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on December 22, 1994 and recorded in Index No. 94-R0093661, Real Property Records, Denton County, Texas and Fifth Amendment to The Declaration of Covenants, Conditions and

Restrictions for Chaucer Estates filed on April 21, 1998 and recorded in index No. 98-R0031411, Real Property Records, Denton County, Texas and Sixth Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on April 23, 1999 and recorded in Volume No. 4324, Page 336, Real Property Records, Denton County, Texas. Real Property Records, Denton County, Texas and Seventh Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on January 28, 2014 and recorded in Document No. 2014-7563, Real Property Records, Denton County, Texas. Real Property Records, Denton County, Texas and Eight Amendment to The Declaration of Covenants, Conditions and Restrictions for Chaucer Estates filed on November 10, 2020 and recorded in Document No. 183034, Real Property Records, Denton County, Texas.

Articles of Incorporation, Bylaws, First Amendment to the Bylaws, Second Amendment to the Bylaws, and Architectural Design Standards for Chaucer Estates are recorded in Certificate and Memorandum of Recording of Association Documents for the Association of Chaucer Estates filed in Denton County under Volume 4497, Page 2911.

Consent filed on August 14, 1998 and recorded in Volume 4154, Page 1539, Real Property Records of Denton County, Texas.

Certificate of Resolution of the Board of Directors of The Association of Chaucer Estates with Respect to the Application of Payments filed on January 2, 2001 and recorded in Volume 4745, Page 1796, Real Property Records, Denton County, Texas

Certificate of Ratification and promulgation of Community Association Violation Enforcement Policy for the Association of Chaucer Estates filed on February 6, 2002 and recorded in volume 5018, Page 228, Real Property Records, Denton County, Texas

Association of Chaucer Estates Billing Policy and Payment Plan Guidelines dated 9/27/2017 is filed under Instrument Number 121187.

Violation Enforcement Resolution for the Association of Chaucer Estates is filed under Instrument No. 19727

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowner's association:

Update to Mailing Address and Contact Information was filed under Document No. 110375.

7. Mailing Address and Contact Information for the Association and the Managing Agent:
Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00
- Acquisition Fee - \$1000.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 25th day of October, 2021

Association of Chaucer Estates

By: _____

Shelby Welch
Shelby Welch (of Spectrum Association Management) Managing Agent

State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 25th

October, 2021 by Shelby Welch, representative of Spectrum Association

Management, LP, the Managing Agent for Association of Chaucer Estates on behalf of said association.



Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232

